



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: March 17, 2016
Subject: Install a surface parking area within the required front yard
Location: 63 Hillside Road

Atlas Sheet:	84	Case #:	2016-0005
Block:	336	Zoning:	S-15
Lot:	01	Lot Area (s.f.):	±49,749

Board of Appeals Hearing: March 31, 2016, at 7:15 p.m.

SITE AND NEIGHBORHOOD

63 Hillside Road is a single-family dwelling located directly to the south of Route 9, in close proximity to the Brookline Reservoir. The stucco and slate clay structure was built around 1900 and is situated on an oversized lot for the district. Currently, the subject property is surrounded by a stockade fence and relatively dense vegetation. Hillside Road is a dead end private way that is accessible from Lee Street. The immediate neighborhood includes moderately sized single-family lots within the S-15 district situated along Lee Street to the north and larger single-family lots within the S-40 district that is bounded by Heath Street to the south.

APPLICANT'S PROPOSAL

The Applicants, Jessica and Joshua Lutzker, are proposing to install a 50' x 35' parking area within the required front yard to provide "guest" parking spaces. The parking surface will be constructed of asphalt pavement with cobblestone aprons. Plans do not indicate the number of proposed guest parking spaces or counterbalancing amenities provided for this requested setback relief. The Applicants are also proposing to construct various exterior additions to the single-family dwelling that do not require zoning relief but do relate to where the parking can be located.

FINDINGS

Section 5.43 – Exceptions to yard and Setback Regulations

Section 6.04.5.c.1 – Design of All Off-Street Parking Facilities (driveway and parking spaces)

Dimensional Requirements	Required	Existing	Proposed	Relief Required
Front Yard Setback (Parking)	25 feet	Approx. 28 feet	0 feet	Special Permit *

** Under Section 5.43, the Board of Appeals may waive by special permit yard and/or setback requirements if counterbalancing amenity is provided.*

PLANNING BOARD COMMENTS

The Planning Board does not support this request to install an expanded front-yard parking area in front of the new two car parking garage. If the garage had been located further back on the lot, the visitor parking could have been set back from the street. Additionally, with this being a dead-end private way backing out onto the street should not present a safety issue. The Board is more sympathetic to turn around areas when a property is located on a heavily travelled road. This expanded parking area results in impermeable surface replacing open space and existing trees, and no landscaping plan has been presented at this time to serve as a counterbalancing amenity to off-set the relief requested.

Therefore, the Planning Board recommends denial of the site plan submitted by Metrowest Engineering, Inc., dated 11/6/2015.

Jr/pss



NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 84, BLOCK 366 LOT 01. RECORD TITLE FROM BOOK 33177, PAGE 396.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0034E, BEARING AN EFFECTIVE DATE OF JULY 17, 2012.

LEGEND

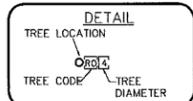
- DMH DRAIN MANHOLE
- DCB DRAIN CATCH BASIN
- SHM SEWER MANHOLE
- E ELECTRIC MANHOLE
- WATER GATE
- GAS GATE
- HYDRANT
- L.P. LIGHT POST
- C.S. COBBLESTONE
- SB STONE BOUND
- CB CONCRETE BOUND
- IR IRON ROD
- IP IRON PIN
- (F) FOUND
- (S) STAKED
- N/F NOW OR FORMERLY
- +200.0 EXISTING SPOT GRADE
- 200.0 EXISTING GRADING



CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

EXISTING TREE DESCRIPTION LEGEND

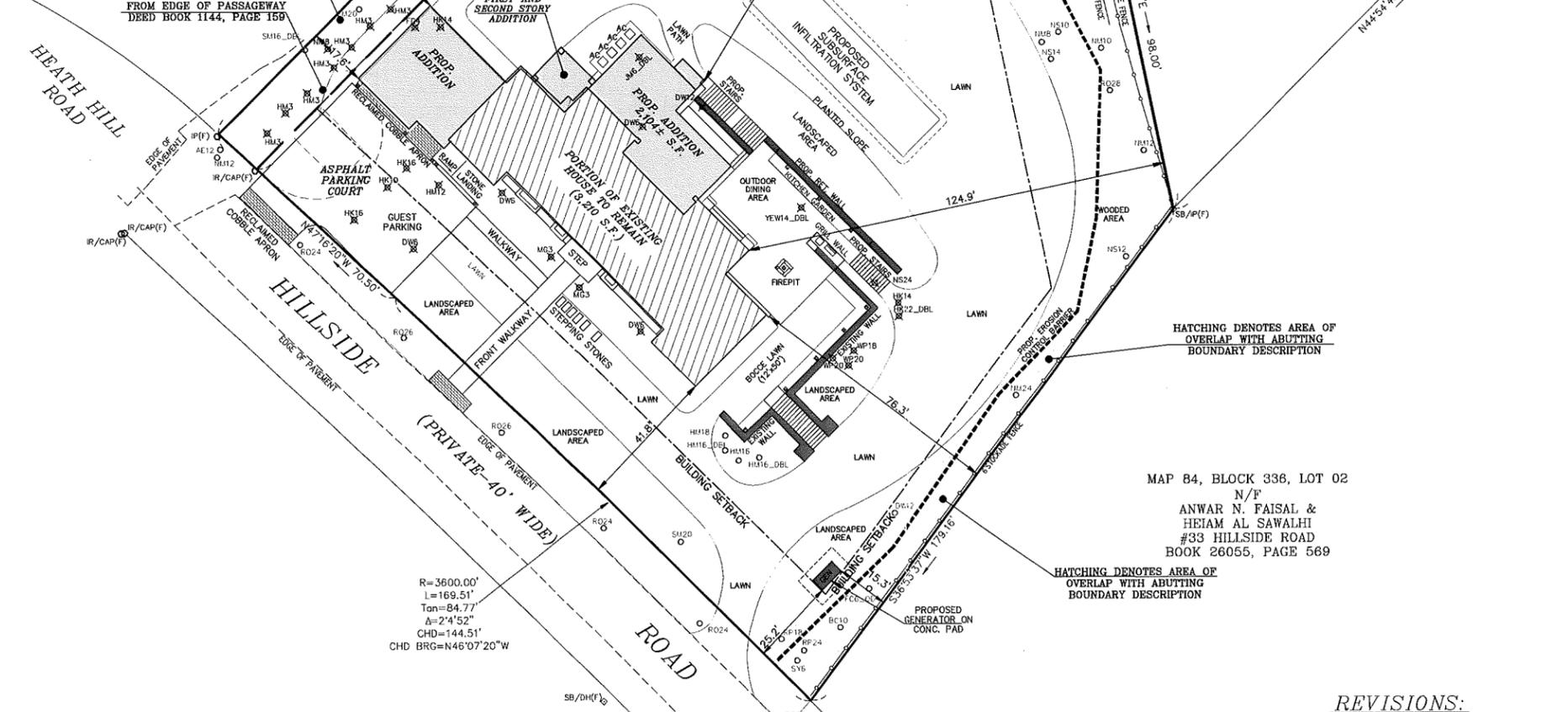
- | CODE | DESCRIPTION |
|------|----------------|
| AE# | AMERICAN ELM |
| BC# | BALSAM CHERRY |
| BW# | BLACK WALNUT |
| CA# | CRABTREE |
| DW# | DOGWOOD |
| FC# | FALSE CYPRESS |
| HK# | HICKORY |
| HM# | HEMLOCK |
| JM# | JAPANESE MAPLE |
| LA# | LARGE |
| MG# | MAGNOLIA |
| NM# | NORWAY MAPLE |
| NS# | NORWAY SPRUCE |
| PE# | PEAR |
| RP# | RED PINE |
| RO# | RED OAK |
| SY# | SYCAMORE MAPLE |
| WP# | WHITE PINE |
| WS# | WHITE SPRUCE |
| YEW# | YEW |



MAP 84, BLOCK 336, LOT 26
N/F
60 HEATH HILL NOMINEE TRUST
#60 HEATH HILL ROAD
BOOK 32364, PAGE 596

LICENSE TO PERFORM LANDSCAPING ACTIVITIES
BOOK 26376, PAGE 284

2-FOOT BUILDING OFFSET REQUIRED
FROM EDGE OF PASSAGEWAY
DEED BOOK 1144, PAGE 159



MAP 84, BLOCK 336, LOT 15
N/F
STUART E. MADNICK &
YVONNE L. PRICE
#55 LEE STREET
BOOK 10865, PAGE 298

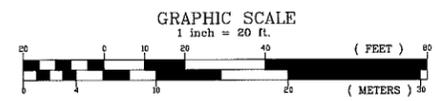
MAP 84, BLOCK 336, LOT 13
N/F
GRACE LAN
#75 LEE STREET
BOOK 18526, PAGE 225

MAP 84, BLOCK 336, LOT 02
N/F
ANWAR N. FAISAL &
HEIAM AL SAWALHI
#33 HILLSIDE ROAD
BOOK 26055, PAGE 569

ZONING TABLE			
S-15 SINGLE-FAMILY			
	REQUIRED	EXISTING	PROPOSED
AREA	15,000 S.F.	49,749 S.F.	49,749 S.F.
SETBACKS:			
FRONT YARD ¹	15 FEET	28.8 FEET (GARAGE)	41.8 FEET
SIDE YARD ²	20 FEET	15.1 FEET (GARAGE)	17.7 FEET
REAR YARD	40 FEET	124.94 FEET (HOUSE)	111.1 FEET
BUILDING HEIGHT	35 FEET		
OPEN SPACE (LANDSCAPE)	10%		
OPEN SPACE (USABLE)	60%		
MAX. FLOOR AREA RATIO	0.25		

- IN THE ENTRANCE TO A GARAGE OR COVERED VEHICULAR PASSAGEWAY FACES TOWARD THE STREET TO WHICH ITS DRIVEWAY HAS ACCESS, SAID ENTRANCE SHALL BE AT LEAST 20 FEET FROM THE STREET LOT LINE.
- AT THE END OF EACH ROW OR BLOCK OF ONE-FAMILY ATTACHED, A YARD SHALL BE PROVIDED ALONG THE STREET LINE OR SIDE LOT LINE OF AT LEAST TEN FEET PLUS ONE FOOT FOR EACH DWELLING UNIT IN EXCESS OF TWO.
- SEE §5.54, EXCEPTION FOR EXISTING ALIGNMENT.

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046



PROPOSED LAYOUT PLAN
#63 HILLSIDE ROAD
IN
BROOKLINE, MASS

PREPARED FOR:
JESSICA & JOSH LUTZKER
63 HILLSIDE ROAD
BROOKLINE, MA 02445

PROPERTY OF:
63 HILLSIDE ROAD REALTY TRUST
63 HILLSIDE ROAD
BROOKLINE, MA 02445

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL.: (508)626-0063
FAX: (508)875-8440

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/06/16	ADDRESS D.P.W. REVIEW COMMENTS

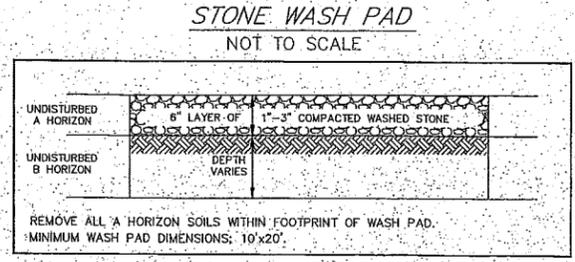
SHEET C2 DATE: OCTOBER 9, 2015
CALC'D BY: PHA FIELD BK: 62B CAD FILE: PROP_SP2_R1.dwg
DRAFTER: BTN PROJECT: BKL_HIL DWG FILE: SP100915_R1.dwg

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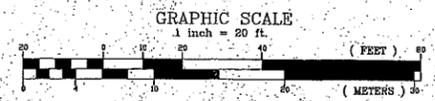


CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.



- EROSION CONTROL NOTES:**
- CONTRACTOR SHALL MODIFY SEDIMENTATION CONTROLS AS NECESSARY DURING CONSTRUCTION.
 - CONTRACTOR SHALL INSPECT AND CLEAN ALL SILTATION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ALL STORMS WITH A PRECIPITATION AMOUNT IN EXCESS OF 1". CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DEFICIENCIES FOUND ON SILTATION CONTROL MEASURES.
 - CONTRACTOR SHALL MAINTAIN AN INVENTORY OF EMERGENCY SUPPLIES ON SITE IN A PROTECTED LOCATION INCLUDING, BUT NOT LIMITED TO, HAYBALES, SILT FENCE, WASHED STONE, PVC PIPE, MULCH AND SEED.
 - ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED BEFORE OR THROUGH THE WINTER TO ELIMINATE DESTABILIZATION OR SILTATION DURING THE SPRING THAW.
 - ANY RELEASE OF WATER FROM TEMPORARY SILTATION PONDS SHALL BE FREE OF SILT AND SEDIMENT AND SHALL MEET WATER QUALITY STANDARDS FOR CLASS B WATER IN THE COMMONWEALTH OF MASSACHUSETTS.
 - IF GROUNDWATER DE-WATERING IS REQUIRED, CONTRACTOR SHALL IMPLEMENT A FILTERING SYSTEM FOR PUMPED GROUNDWATER TO REMOVE SILT AND SEDIMENT. THE DIRECT DISCHARGE OF ANY DE-WATERING OPERATION INTO A WETLAND IS PROHIBITED.
 - CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENTS WHEN THEY HAVE ACCUMULATED TO A HEIGHT APPROXIMATELY EQUAL TO ONE HALF OF THE HEIGHT OF THE CORRESPONDING EROSION AND SEDIMENTATION CONTROL MEASURE.
 - CONTRACTOR SHALL KEEP COPIES OF THE EROSION CONTROL PLAN AND INSPECTION REPORTS SO THEY ARE ACCESSIBLE AT ALL TIMES.
 - CONTRACTOR TO PROTECT ALL DRAINAGE INLETS FROM SILT AND SEDIMENT UNTIL THEIR TRIBUTARY AREAS ARE FULLY STABILIZED.
 - CONTRACTOR TO SWEEP STREET IN FRONT OF WORK AREA BI-WEEKLY TO PREVENT ACCUMULATION OF SILT AND SEDIMENT ON HILLSIDE ROAD.
 - ANY DEWATERING PERFORMED ON SITE REQUIRING A CONNECTION OR DISCHARGE TO THE MUNICIPAL DRAINAGE SYSTEM MUST BE APPROVED BY THE TOWN ENGINEER PRIOR TO DISCHARGE.

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046



PROPOSED EROSION AND SEDIMENT CONTROL PLAN
#63 HILLSIDE ROAD
IN
BROOKLINE, MASS

PREPARED FOR:
JESSICA & JOSH LUTZKER
63 HILLSIDE ROAD
BROOKLINE, MA 02445

PROPERTY OF:
63 HILLSIDE ROAD REALTY TRUST
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SHEET C1 DATE: OCTOBER 9, 2015

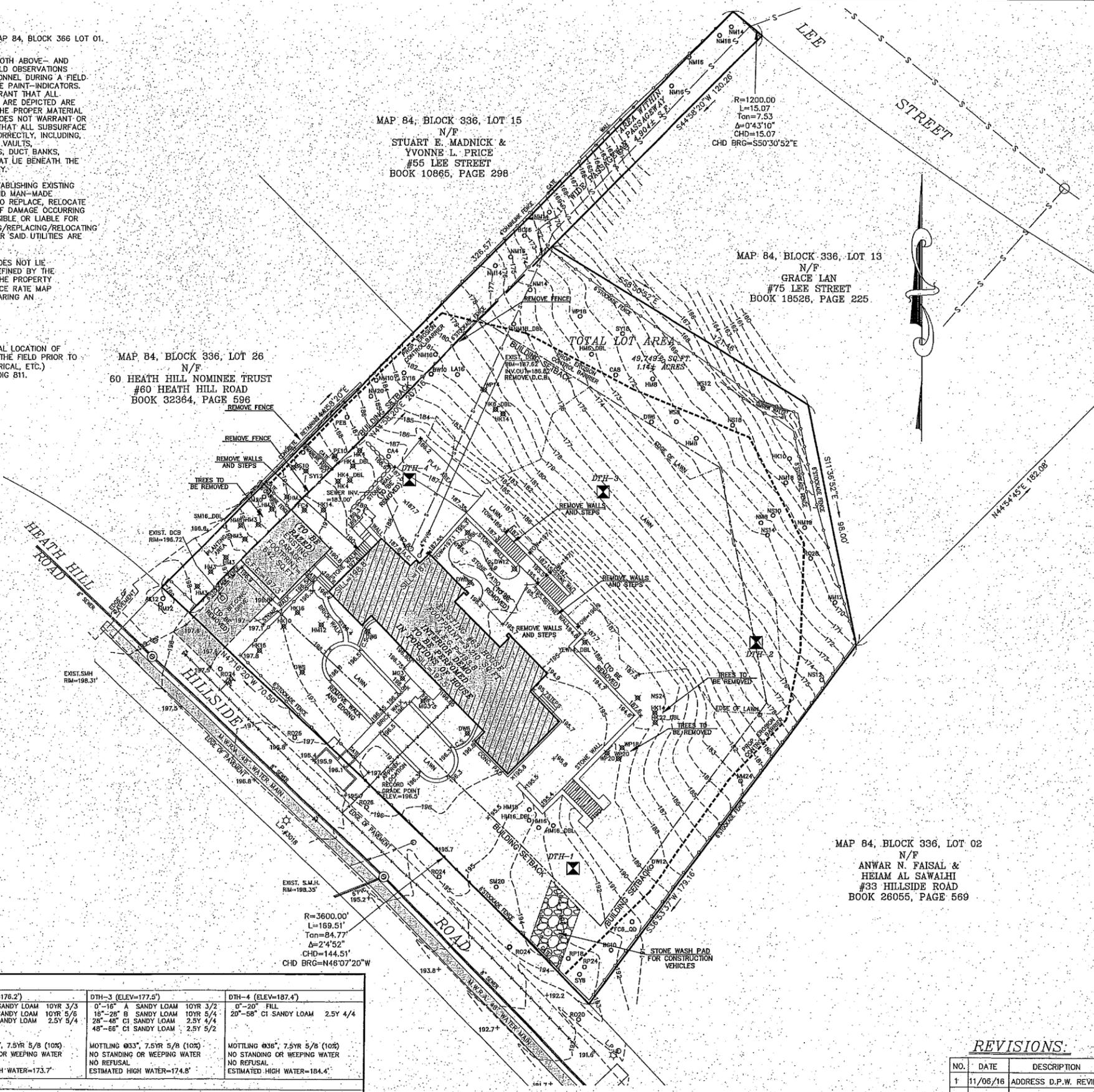
CALC'D BY: PHA FIELD BK: 628 CAD FILE: PROP_SP2_R1.dwg
DRAFTER: BTN PROJECT: BKL_HIL DWG FILE: SP100915_R1.dwg

REVISIONS:

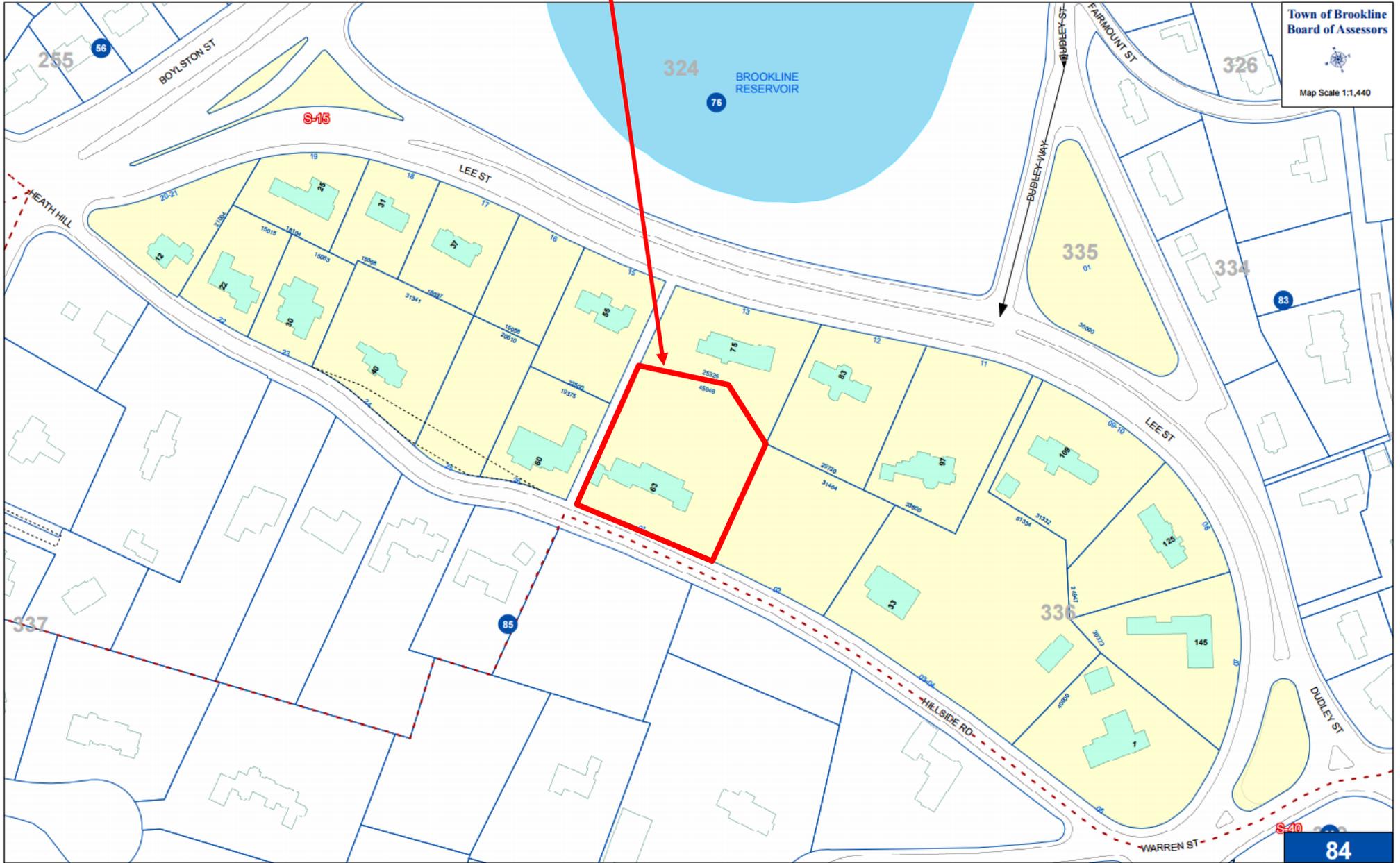
NO.	DATE	DESCRIPTION
1	11/06/16	ADDRESS D.P.W. REVIEW COMMENTS

SOIL TEST RESULTS

DTH-1 (ELEV=192.5')	DTH-2 (ELEV=176.2')	DTH-3 (ELEV=177.9')	DTH-4 (ELEV=187.4')
0'-3" A SANDY LOAM 10YR 3/3 3'-20" B SANDY LOAM 10YR 5/4 20'-48" C1 SANDY LOAM 2.5Y 5/3	0'-18" A SANDY LOAM 10YR 3/3 8'-20" B SANDY LOAM 10YR 5/5 20'-80" C1 SANDY LOAM 2.5Y 5/4	0'-16" A SANDY LOAM 10YR 3/2 15'-28" B SANDY LOAM 10YR 5/4 28'-48" C1 SANDY LOAM 2.5Y 4/4 48'-66" C1 SANDY LOAM 2.5Y 5/2	0'-20" FILL 20'-58" C1 SANDY LOAM 2.5Y 4/4
MOTTLING @40", 7.5YR 5/8 (10%) NO STANDING OR WEEPING WATER REFUSAL @48", LEDGE ESTIMATED HIGH WATER=189.2'	MOTTLING @30", 7.5YR 5/8 (10%) NO STANDING OR WEEPING WATER NO REFUSAL ESTIMATED HIGH WATER=173.7'	MOTTLING @33", 7.5YR 5/8 (10%) NO STANDING OR WEEPING WATER NO REFUSAL ESTIMATED HIGH WATER=174.8'	MOTTLING @36", 7.5YR 5/8 (10%) NO STANDING OR WEEPING WATER NO REFUSAL ESTIMATED HIGH WATER=184.4'
DATE: SEPTEMBER 29, 2015 BY: BRIAN NELSON, SOIL EVALUATOR F.B. 630 INSPECTOR: NO INSPECTOR			



63 Hillside Road



Town of Brookline
Board of Assessors
Map Scale 1:1,440